



**Order under Subsection 74(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-102499-25

In the matter of: 504, 1385 MIDLAND AVE
TORONTO ON M1P3B8

Between: 1704580 Ontario Limited O/A Merl Properties Landlord

and

Jose Do Carmo Tenant

1704580 Ontario Limited O/A Merl Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Jose Do Carmo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 17, 2026.

Only the Landlord's Representative, Lily McMillan attended the hearing.

As of 12:50 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

1. The Landlord advised the LTB that prior to the hearing the Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending January 31, 2026, and the filing fee.
2. The Landlord also advised the Tenant has paid rent for period ending February 28, 2026.
3. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

February 20, 2026
Date Issued

Rebecca Case
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.